BANGALORE DEVELOPMENT AUTHORITY (BDA)
PRE-BID MEETING PROCEEDINGS

(cum Clarifications to Pre-Bid Queries and Corrigendum – 1)

Name of Work	Upgradation of the Existing BDA Web GIS Application, Development of a Public Web GIS Portal and Allied Geospatial Services
Tender Reference No.	BDA/IT-Reform/2026-27/SE0115
Date of RFP / Publication	21/07/2026
Method of Selection	Quality-cum-Cost Based Selection (QCBS) — Technical 75%: Financial 25% (Two-Cover System)
Date & Time of Pre-Bid Meeting	27/07/2026 at 11:30 Hrs
Mode of Meeting	Hybrid — in person at the venue below, with online participation enabled via Google Meet
Venue	Office of the Bangalore Development Authority (BDA), Head Office, 5th Main Road, Kumara Park West, T. Chowdaiah Road, Guttahalli, Bengaluru – 560020
Participation	Four (4) prospective bidders participated in person and one (1) company representative participated online through Google Meet

A pre-bid meeting for the above tender was held on 27/07/2026 at 11:30 Hrs at the Office of the Bangalore Development Authority, Head Office, Bengaluru, in hybrid mode. Four (4) prospective bidders participated in person and one (1) company representative participated online through Google Meet. The queries and requests for clarification received from prospective bidders — both in writing (through the e-Procurement Portal and by e-mail) and at the meeting — were placed before the Technical Evaluation Committee (TEC) and duly examined. The consolidated queries and the clarifications / decisions of the Authority are set out in Part A below; the amendment to the tender schedule is set out in Part B.

The Technical Evaluation Committee (TEC) constituted for this tender comprises the following members:

Name	Designation	Role in TEC
Sri Praveen Lingaiah	Engineering Member, BDA	**Chairman**
Dr. A. Lokesha	Finance Member, BDA	**Member**
Sri Niranjan K M	Executive Engineer, HPD-1, BDA	**Member**
Smt. Nandini P M	SLAO-6 / IT Reforms, BDA	**Member-Convener**

PART A – CLARIFICATIONS TO PRE-BID QUERIES

Queries received from prospective bidders have been consolidated (with duplicates merged) and are clarified as follows. Clause / page references are to the RFP dated 21/07/2026.

Sl. No.	RFP Clause / Page Reference	Query / Clarification Sought	BDA Response / Clarification
1	**Cover page; Cl. 7.6 & Annex-3**	Estimated cost of the project and basis for the Earnest Money Deposit (EMD)?	The estimated cost and the corresponding EMD (2.5% of estimated cost) amount applicable to this tender are as indicated in

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			the e-Procurement Portal for this tender. Bidders shall furnish the EMD accordingly.
2	**Cl. 1.1**	What is the existing platform in use — front-end, back-end and GIS engine?	The existing application uses the following stack. Front-end: HTML5, CSS3, JavaScript, Bootstrap, jQuery and OpenLayers. Back-end: a Java / JSP-based web application. GIS engine: GeoServer, with OpenLayers consuming OGC-compliant WMS / WFS services. The initiative is an upgradation and enhancement of this existing system and expressly not a new, parallel application.
3	**Cl. 1.3(a)**	Availability of the existing source code — full source, partial modules or access credentials only?	Existing access credentials shall be provided to the successful bidder; the source code of the existing application will not be provided. The successful bidder shall carry out the upgradation using the access and credentials made available. Bidders may inspect the existing environment during the mandatory site visit.
4	**Cl. 1.4(c)**	Existing database platform and version, and any licensing constraints?	The existing parcel and vector data are maintained as Shapefiles. As part of the scope, the existing parcel and vector (Shapefile) data shall be migrated to PostgreSQL and published as OGC-compliant WMS / WFS services (Clause 1.4).
5	**Cl. 1.1, 1.2, 1.5**	Is the existing platform to be retained and upgraded, or may a new application be built over the existing database? On what platform are the Public Portal and dashboards to be built?	The existing application requires updating and enhancement; a new, parallel application is expressly not envisaged (Clause 1.1). The Public Web GIS Portal, dashboards and other modules shall be developed on and over the existing system, its migrated PostgreSQL database and OGC-compliant services, using open, interoperable standards (Clause 1.15). The proposed target architecture shall be set out in the Assessment & Analysis Report for BDA's approval.
6	**Cl. 1.2, 1.6, 1.12**	Volume of existing and latest data for validation, updating and migration; nature of reference records (approved plans / sanctioned drawings); coordinate-system / geo-positioning status; existing workflow functionality; and expected QC.	The existing parcel data, Shapefiles, blueprint rasters and other vector datasets shall be migrated to PostgreSQL, published as OGC-compliant WMS / WFS services and made available as GIS layers. Validation is a documented QC exercise — a one-to-one comparison of the spatial and non-spatial data against the latest approved records — as provided in Clause 1.6(b). The data volumes and the latest approved records (approved layout plans, sanctioned drawings and allotment records) shall be made available for review during the

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			mandatory site visit and the As-Is study (Clause 1.3).
7	**Cl. 1.5, 1.10**	Device and responsive support — must the internal dashboards also work on tablets / phones?	The application and portal shall support desktops, tablets and smartphones through a responsive design (Clauses 1.5 and 1.10(c)). The Public Web GIS Portal shall additionally be bilingual (Kannada and English).
8	**Cl. 1.7**	Saved-query persistence and scope (user / role / global); exports and scheduled / automated reports?	The solution shall include user-friendly query and filter modules with PDF printing (Clause 1.7). For the Public Web GIS Portal, a preset limit of five (5) views per day shall apply. Saved-query scoping shall be finalised with BDA during design; scheduled / automated reports are not mandatory under this RFP.
9	**Cl. 1.8**	Map-printing templates, DPI / plotter specifications and BDA branding assets; georeferenced, print-ready outputs?	The system shall generate user-defined map layouts with cartographic elements including Title, Legend, North Arrow, Scale and other map elements, with output in PDF format for the predefined page layouts (A0 to A4 per Clause 1.8). BDA branding assets shall be provided during execution.
10	**Cl. 1.9; SLA**	Target performance SLA, concurrent-user load and mandatory security standards (e.g. STQC, TLS versions, vulnerability scanning)?	The existing application is reported to be free from known vulnerabilities and compliant with the OWASP Top 10 (except A10), has been vetted by C-DAC, and is considered safe for hosting subject to the recommended controls being followed. It provides authenticated access, role-based and jurisdiction-based permissions, administrator controls and an approval-based editing workflow. Performance shall be optimised for the expected concurrent usage (Clause 1.9(a)); security shall be maintained in line with prevailing Government information-security norms (Clause 1.9(b)); and the post-implementation SLA is specified in the Special Conditions of the Contract.
11	**Cl. 1.11(b)**	Authentication integration method — SSO / LDAP / AD / OAuth / OpenID Connect; MFA or State identity integration?	The existing system supports authenticated users with role-based access, separate administrator and end-user modules, jurisdiction-wise permissions and an approval-based editing workflow. The upgraded application shall retain this model and, where required, integrate with BDA's existing authentication mechanism (Clause 1.11(b)); any requirement for multi-factor authentication or integration with State identity services shall be finalised with BDA.

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12	**Cl. 1.12(d)**	Hosting options and access constraints — on-prem / State DC / approved cloud; must the bidder provision infrastructure?	The upgraded application and portals shall be deployed on the infrastructure designated by BDA — BDA data centre / State Data Centre / approved hosting (Clause 1.12(d)). The bidder is not required to provision its own production infrastructure unless specifically directed; hosting, network and access details shall be provided at the execution stage.
13	**Cl. 1.13**	Training — number and roles of trainees; onsite at Bengaluru or remote?	Hands-on training shall be provided to BDA officials and designated administrators / end-users (Clause 1.13(b)), onsite at Bengaluru, with training material. The number of trainees and the role-wise batches shall be finalised with BDA during execution.
14	**Cl. 1.14; SLA**	Support model — is 24×7 support required; onsite visits; enhancements versus defect fixes?	Post-implementation support, warranty and maintenance is for twelve (12) months from Go-Live / final acceptance (Clause 1.14), covering defect resolution and minor corrective changes; new enhancements beyond the Scope of Work are not included. Support is during BDA working hours as notified, in accordance with the SLA (Special Conditions); 24×7 support is not mandated.
15	**Cl. 1.12(b), 1.15**	Mandatory OGC endpoints / APIs, and the list of BDA systems and services requiring integration?	Open, interoperable standards (OGC web services such as WMS / WFS) shall be used so that BDA is not locked in to proprietary formats for its own data (Clause 1.15). The specific BDA systems / services and endpoints requiring integration shall be identified during the As-Is study; any existing documented APIs shall be shared with the successful bidder.
16	**Cl. 1.16; GCC 6, 3.5, 8**	Intellectual property, source-code handover and third-party component licensing; acceptance criteria for source handover?	Intellectual property in BDA data and in BDA-specific developed components shall vest exclusively in BDA (GCC Clause 6). Source code developed for BDA, together with deployed artifacts, configurations, credentials and documentation, shall be handed over (Clause 1.16; GCC Clause 8 — Exit Management). Pre-existing / third-party components shall be provided under a perpetual, non-exclusive, royalty-free licence to BDA.
17	**Cl. 1.17**	Extend the implementation from 90 to 120 / 150 working days; are BDA review / UAT durations included; definition of "working days"?	The implementation duration of ninety (90) working days from the Work Order (T0) stands; the milestone schedule already provides for BDA review and UAT. "Working days" excludes Sundays, the second and fourth Saturdays and notified

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			Government / gazetted holidays. Time attributable to BDA for reviews, approvals and UAT sign-off shall not be reckoned as delay on the part of the bidder. **Note:** *The last date for submission of bids has, however, been extended — see Part B. The implementation timeline is unchanged.*
18	**Cl. 1.16, 1.17; §6**	Milestone acceptance criteria, sign-off authority and the maximum payment-processing time?	Each milestone shall be accepted against the corresponding deliverables listed in Clause 1.16 and the milestone table (Clause 1.17), on verification and sign-off by the authorised BDA representative(s). Payment shall be released within thirty (30) working days of receipt of a complete and correct invoice with the required certifications (Section 6).
19	**General; §3**	Permit bid participation through a Joint Venture / Consortium, with cumulative qualification and experience?	Bids through a Joint Venture / Consortium are not permitted. The Tenderer shall meet all eligibility criteria on its own. The clause stands.
20	**Cl. 7.6; Annex-8 / 9**	EMD exemption for MSMEs; acceptability of a Bank Guarantee / EMD Declaration?	EMD shall be furnished as per Clause 7.6.
21	**§3, Criterion 4**	Relax the local-office requirement — allow a declaration / undertaking to open a Bengaluru / Karnataka office within 30 days if selected?	The Tenderer shall have a registered or branch office in the Bengaluru / Karnataka region. Bidders not presently having such an office may submit, with the bid, an undertaking to establish a registered / branch office in Bengaluru / Karnataka within thirty (30) days of award of the contract. The requirement of Kannada-proficient personnel for the bilingual portal and interface stands.
22	**§3, Criterion 11**	Basis / rationale for the Survey of India (SoI) Empanelment requirement.	The requirement of Survey of India (SoI) Empanelment is mandatory, as the project involves GIS / Web GIS development, geospatial database validation, spatial data integration and mapping activities that must comply with the applicable Government of India geospatial standards and guidelines. Accordingly, a valid SoI Empanelment Certificate shall be submitted with the bid.
23	**§3, Criterion 12**	Rationale for the mandatory site visit before bidding.	The site visit is mandatory to enable the bidder to understand the existing BDA Land Acquisition (LAQ) database, the allotment process and the associated parameters — including Award, Revenue, Built-up, Site Pattern, Stray Sites and Incentive Sites, etc., and Landowner Compensation — for proper execution of the Scope of Work.

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			Accordingly, the Site Visit Certificate shall be submitted with the bid.
24	**Cl. 1.1**	Meaning of "associated engineering assets" and "allied divisions".	"Associated engineering assets" refers to the physical infrastructure linked to BDA layouts — roads, drains, water-supply and sanitary lines, parks, open spaces, civic-amenity areas and related engineering features. "Allied divisions" refers to the BDA divisions that work alongside the Engineering Wing and use the Web GIS as a reference tool (for example, Town Planning, Land Acquisition and Estate / Engineering divisions), as configured by BDA.
25	**Cl. 1.3(c)**	Has BDA identified specific functional gaps in the existing application?	A detailed gap analysis forms part of the bidder's scope (Clause 1.3(c)). At a high level, the existing application has limited dashboards, search, query and reporting capabilities, its spatial / non-spatial data require validation and updating against the latest approved records, (refer the E-Tender Notification background). The bidder shall carry out and document the full gap analysis during the As-Is study.
26	**Tender Schedule**	Conduct the pre-bid meeting in online / virtual mode and ensure uniform clarifications to all bidders.	Noted. The pre-bid meeting was conducted in hybrid mode — in person at the BDA Head Office with online participation enabled through Google Meet — and prospective bidders joined both in person and online. In addition, all clarifications are issued through these Proceedings and published on the e-Procurement Portal, so that every prospective bidder receives uniform clarifications and operates on the same understanding of the tender requirements.

PART B – AMENDMENT / CORRIGENDUM TO THE TENDER SCHEDULE

1. Extension of last date for submission of bids: On consideration of the requests received, the last date and time for uploading of tenders on the e-Procurement Portal is hereby extended from 30/07/2026, 17:30 Hrs to **06/08/2026, 17:30 Hrs.**

2. Revised key dates: The revised schedule is as follows; all other dates shall be as notified on the e-Procurement Portal.

Particulars	As per RFP	Revised
Last date & time for uploading of tender on the e-Procurement Portal	30/07/2026, 17:30 Hrs	**06/08/2026, 17:30 Hrs**
Opening of Technical Bid & Technical Evaluation	Refer Portal	Refer Portal

Particulars	As per RFP	Revised
Opening of Financial Bid	After complete Technical Evaluation (Portal)	After complete Technical Evaluation (Portal)
Bid Validity	90 days from the last date of submission	90 days from the revised last date of submission

3. No other change: Save as clarified in Part A and amended above, all terms, conditions, eligibility criteria, the Scope of Work and the milestone / payment schedule of the RFP remain unchanged. The implementation duration of ninety (90) working days is not altered.

PART C – GENERAL

(i) These Proceedings, including the clarifications and the corrigendum, shall form an integral part of the RFP and shall be read in conjunction with it.

(ii) In the event of any conflict between these Proceedings and the RFP, these Proceedings shall prevail to the extent of the clarification / amendment made herein.

(iii) Bidders shall continue to monitor the e-Procurement Portal until the revised last date of submission for any further corrigendum / addendum, which shall also form part of the tender document.

(iv) Bidders are required to comply with the mandatory requirements of the RFP, including the site visit and the submission of the Site Visit Certificate and the Survey of India (SoI) Empanelment Certificate along with the bid.

For and on behalf of the Technical Evaluation Committee (TEC), Bangalore Development Authority:

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Member-Convener, TEC

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